

PROPERTY OWNERS ASSOCIATION 8th AMENDED MANAGEMENT CERTIFICATE FOR
MONTE VIEJO COMMUNITY ASSOCIATION, INC.

This Management Certificate is recorded pursuant to Section 209.004 of the Texas Property Code.

This amends all prior Management Certificates filed for this association.

Per Texas Property Code 209.004 "The County Clerk of each county in which a Management Certificate is filed as required by this section shall record the Management Certificate in the real property records of the county and index the document as a "Property Owners' Association Management Certificate"

State of Texas §

County of Bexar §

1. Name of Subdivision: Monte Viejo
2. Subdivision Location: Bexar County
3. Name of Homeowners Association: Monte Viejo Community Association, Inc.
4. Recording Data for Association: Plat Map is recorded under Vol. 9557, Page 151.
5. Recording Data for Declaration and any amendments:
 Declaration of Covenants, Conditions Unit 1 and Restrictions filed at Bexar Co Court in February 21, 2003, Document # 20030040449 Vol 9845, Page 1208.

First Amendment to the Declaration filed at Bexar Co on August 10, 2004; Doc # 20040183175.

Supplemental Amendment to the Declaration Unit 2 Filed at Bexar Co on August 10, 2004.
Document #20030170119 Vol. 10135, Page 1768.

Amended and Restated Supplemental Amendment to Declaration Unit 2 filed at Bexar County on August 19, 2003; Document #20030213170, Vol. 10238, Page 2128.

Supplemental Amendment to the Dec. Unit 3 filed at Bexar Co on April 24, 2004. Doc # 20040091727, Vol. 10704, page 1056.

Supplemental Amendment to the Dec. Unit 4 filed at Bexar County on June 21, 2004; Doc #20040138630, Book 10810, page 1947.

Supplemental Amendment to the Dec Unit 5, filed at Bexar Co on December 5, 2005; Doc #20050282649,

Notice Regarding Monte Viejo Subdivision Unit 2 filed at Bexar County on March 12, 2004, Doc # 20040053295, Book 10618, page 963.

Supplemental Amendment to the Declaration, Unit 8 Filed under Book 15173, Page 1960 on 10/10/2011

6. Other information the Association considered appropriate for the governing, administration or operation of the subdivision and homeowners' association:

Bylaws: Filed at the County under Volume 9895, Pg. 1969. Amended and Restated Bylaws are filed under Doc. # 2040138650.

Certificate and Articles of Incorporation: Filed with the Secretary of State of Texas on 2/4/2003 and are attached to the Management Certificate filed under Doc. 20110223459.

Resolutions/Policies: Below policies are filed under Doc# 20110223459. Collection Policy signed 2/15/2007, Administrative Resolution N. 2007001, Administrative Resolution No. 200702, Violation Policy signed 2/15/2007, Collection Policy signed 4/12/2007 is filed under Doc# 20070091222.

Architectural Control Manual/Policies and Procedures are filed under Doc# 20110223459.
Record Retention Policy, Records Inspection Policy, Payment Plan Policy, Email Registration Policy, Membership Voting Policy, Architectural Guidelines,
Solar Panels, Flag and Flag Poles, Roof Shingles, Rain Barrels and Religious Symbol displays

Resolutions/Policies/Guidelines are filed under Book 16531, page 42:
Collection Policy, Violation Policy, Record Retention Policy, Records Inspection Policy
Payment Plan Policy, Email Registration Policy, Membership Voting Policy
Guidelines for Drought Resistant Landscaping and Natural Turf, Conflict of Interest Policy
Guidelines for Flag Display, Religious Items Display Guidelines, Solar Energy Device Guidelines
Roofing Material Guidelines, Rainwater Collection Guidelines, Application of Payments Policy
Guidelines for Land Use of Adjacent Lots

Assessment Collection Policy Effective 5/13/2015 is filed under Document No. 20150095831.

Monte Viejo Community Association, Inc. Billing Policy and Payment Plan Guidelines are filed under Document No. 20190066576.

Monte Viejo Community Association, Inc. Violation Enforcement Resolution is filed Document No. 20200201693.

7. Mailing Address and Contact Information for the Association and the Managing Agent:

Spectrum Association Management
17319 San Pedro Ave, #318
San Antonio, TX 78232
contact@spectrumam.com
210-494-0659
www.spectrumam.com/homeowners

8. Fee(s) related to Property Transfer:

- Administrative Transfer Fee - \$200.00
- Resale Package = \$375.00
 - Rush for Resale Package:
 - 1 business day = \$120.00 / 3 business days = \$95.00
 - Add a Rush to an existing order = \$75.00 + Cost of a Rush
 - Update for Resale Package:
 - 1-14 days = \$15.00 / 15-180 days = \$50.00
- Statement of Account only = \$120.00
 - Rush for Statement of Account only:
 - 1 business day = \$110.00 / 3 business day = \$85.00
 - Update for Statement of Account only:
 - 1-30 days - No Cost / 31-45 days = \$50.00 / 46-90 days = \$50.00

Prospective purchasers are advised to independently examine the Declaration, Bylaws, and all other governing documents of the Association, together with obtaining an official Resale Certificate, and performing a comprehensive physical inspection of the lot/home and common areas prior to purchase.

THE PURPOSE OF THIS CERTIFICATE IS TO PROVIDE INFORMATION SUFFICIENT FOR A TITLE COMPANY TO CORRECTLY IDENTIFY THE SUBDIVISION AND TO CONTACT ITS GOVERNING ASSOCIATION. THIS CERTIFICATE DOES NOT PURPORT TO IDENTIFY EVERY PUBLICLY RECORDED DOCUMENT AFFECTING THE SUBDIVISION, OR TO REPORT EVERY PIECE OF INFORMATION PERTINENT TO THE SUBDIVISION. NO PERSON SHOULD RELY ON THIS CERTIFICATE FOR ANYTHING OTHER THAN INSTRUCTIONS FOR CONTACTING THE ASSOCIATION IN CONNECTION WITH THE TRANSFER OF TITLE TO A HOME IN THE SUBDIVISION. THE REGISTERED AGENT FOR THE ASSOCIATION IS ON FILE WITH THE TEXAS SECRETARY OF STATE.

Signed this 27 day of October, 2021.

Monte Viejo Community Association, Inc.

By: [Signature]
Belinda Moreno (of Spectrum Association Management), Managing Agent

State of Texas §

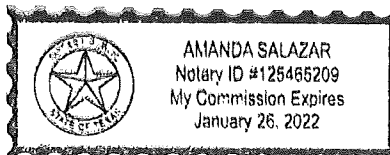
County of Bexar §

This instrument was acknowledged and signed before me on 27th
October, 2021 by Belinda Moreno, representative of Spectrum Association

Management, the Managing Agent of Monte Viejo Community Association, Inc., on behalf of said association.

[Signature]
Notary Public, State of Texas

After Recording, Return To:
Spectrum Association Management
Attn: Transitions
17319 San Pedro Ave., Ste. #318
San Antonio, TX 78232



File Information

**eFILED IN THE OFFICIAL PUBLIC eRECORDS OF BEXAR COUNTY
LUCY ADAME-CLARK, BEXAR COUNTY CLERK**

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**** THIS PAGE IS PART OF THE DOCUMENT ****

**** Do Not Remove ****

Any provision herein which restricts the sale or use of the described real property because of race is invalid and unenforceable under Federal law

STATE OF TEXAS, COUNTY OF BEXAR

I hereby Certify that this instrument was eFILED in File Number Sequence on this date and at the time stamped hereon by me and was duly eRECORDED in the Official Public Record of Bexar County, Texas on: 11/3/2021 2:46 PM



Lucy Adame-Clark
Lucy Adame-Clark
Bexar County Clerk